

TOWN OF BUCKEYE
REGULAR COUNCIL MEETING

SEPTEMBER 6, 2005

AGENDA

Town Council Chambers
100 N. Apache Road
Buckeye, AZ 85326
7:00 p.m.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623 386-4691) 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment. (TTD 623 386-4421)

Members of the Town Council will either attend in person or by telephone conference call or video presentation. Items listed may be considered by the Council in any order.

1. Call to Order/Pledge of Allegiance/Roll Call.

Council Action: None.

2. Comments from the Public – Members of the audience may comment on any item of interest.

Council Action: Open Meeting Law does not permit Council discussion of items not specifically on the agenda.

Approval of items on the Consent Agenda – All items with an (*) are considered to be routine matters and will be enacted by one motion and vote of the Town Council. There will be no separate discussion of these items unless a Councilmember requests, in which event the item will be removed from the consent agenda and considered in its normal sequence.

CONSENT AGENDA

***3. Council to consider approval of the minutes of the August 16, 2005 Regular Council meeting.**

***4. Council to consider invoices due by the Town for payment. Copies of invoices are available at Town Hall.**

5. Old Business

***5A. Council to consider and if advisable, adopt Ordinance 44-05 pertaining to the National Flood Insurance Program, adopting by reference revised flood insurance study and floor insurance rate maps, and floodplain management regulations; providing for repeal of conflicting ordinance; providing for severability, providing penalties and read by title only.**

5. New Business

***5B. Council to consider and if advisable, approve the Final Plat for Verrado Parcel 4.805, Planning Unit IV, within the Verrado Master Planned Community, subject to staff stipulations. Request by Kurt Jones, AICP of Biskind, Hunt, and McTee, P.L.C. for the Final Plat consisting of approximately 72 residential lots and 17 tracts on 8.21 acres. DMB FP05-63**

***5C. Council to consider and if advisable, approve the expansion of the Police Department network and facility access systems to the Police Department modular facilities to be funded from line item 102-60-538 in an approximate amount of \$22,939.04.**

***5D. Council to consider and if advisable, approve a request from the Police Department to purchase a vehicle for commercial vehicle stops and K9 Team with grant funds from the Department of Public Safety through the Motor Carrier Safety Assistance Program in an approximate amount of \$46,120.**

***5E. Council to consider and if advisable, approve a request from the Police Department to purchase collision and crime scene mapping equipment from line item 010-60-598 in an approximate amount of \$18,656.19.**

***5F. Council to consider and if advisable, award the bid to the lowest responsive bidder, Balar Equipment, for the purchase of a truck mounted unitized patcher in the amount of \$140,304.94 for the Public Works Department and to be charged to line item 071-50-707.**

***5G. Council to consider and if advisable, purchase one 110 Tractor-Loader/Backhoe from A to Z Equipment through contract pricing on the Mohave contract for the water and sewer department in the amount of \$42,354.20.**

***5H. Council to consider and if advisable, authorize the payment of \$18,000 in civil penalty fines to the Arizona Department of Water Resources for withdrawing groundwater in excess of the grandfathered water rights.**

***5I. Council to consider and if advisable, ratify the emergency contract with Taylor Enterprises for a new roof for the Library in an amount not to exceed \$16,900.**

*Council Action: Motion to approve consent agenda items *3, *4, *5A, *5B, *5C, *5D, *5E, *5F, *5G, *5H, and *5I.*

NON CONSENT AGENDA ITEMS

6. New Business

6A. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the proposed Area Plan of approximately 319 acres located on the northeast corner of Southern Avenue and Watson Road to amend the General Plan Use designations from Single Family Residential and Mixed Economic Use to Single Family Residential and General Commercial. Request by Denise Lacey of RBF Consulting on behalf of DRM Farms. DRM FARMS AP05-03

Council Action: None.

6B. Council to consider and if advisable, adopt Resolution 62-05 approving an Area Plan known as Buckeye Farms on approximately 319 acres generally located on the northeast corner of Southern Avenue and Watson Road subject to attached stipulations. Request by Denise Lacey of RBF Consulting on behalf of DRM Farms to amend the General Plan Land Use designations from Single Family Residential and Mixed Economic Use to Single Family and General Commercial. DRM FARMS AP05-03

Council Action: Discussion and possible motion.

6C. Council to consider and if advisable, adopt Ordinance 45-05 amending the Land Use District Map of the Town on approximately 281 acres generally located on the northeast corner of Southern Avenue and Watson Road from the Planned Community Land Use District to the Planned Residential Land Use District and read by title only. Request by Denise Lacey of RBF Consulting on behalf of DRM Farms for the rezoning of approximately 281 acres that is currently agricultural farmland. DRM FARMS RZ05-19

Council Action: Discussion and possible motion.

6D. Council to consider and if advisable, adopt Ordinance 46-05 amending the Land Use District Map of the Town on approximately 7.01 gross acres located at Southern Avenue and Jackrabbit Trail from Maricopa County Rural-43 to the Commercial Center (CC) Land Use District and read by title only. Request by Peter Valenzuela of The Genesis Group, L.L.C. on behalf of the FT Group, L.L.C. FT GROUP, L.L.C. RZ05-20

Council Action: Discussion and possible motion.

6E. Council to consider and if advisable, adopt Ordinance 47-05 amending the Land Use District Map of the Town on approximately 73.14 acres located at Southern Avenue and Jackrabbit Trail from Maricopa County Rural-43 to Planned Residential (PR) Land Use District and read by title only. Request by Peter Valenzuela of The Genesis Group, L.L.C. on behalf of the FT Group, L.L.C. FT GROUP, L.L.C. RZ05-02

Council Action: Discussion and possible motion.

6F. PUBLIC HEARING – A Public Hearing will be conducted to hear citizen input on the proposed Area Plan of approximately 233 acres (Wingate and Wingate East) to be located south of Baseline Road (MC85) and north of Beloit Road. Request by Ed Bull of Burch & Cracchiolo, P.A. on behalf of J.P. & C.B. Gray Real Estate Holdings, L.L.C. and Evergreen-Baseline & Watson, L.L.C. J.P. 7 C.B.GRAY REAL ESTATE HOLDING, L.L.C. AND EVERGREEN-BASELINE & WATSON AP05-05

Council Action: None.

6G. Council to consider and if advisable, adopt Resolution 63-05 approving an Area Plan known as Wingate and Wingate East on approximately 233 acres generally located south of Baseline Road and north of Beloit Road. Request by Ed Bull of Burch & Cracchiolo, P.A. on behalf of J.P. & C.B. Gray Real Estate Holdings, L.L.C. and Evergreen-Baseline & Watson, L.L.C. J.P. 7 C.B.GRAY REAL ESTATE HOLDING, L.L.C. AND EVERGREEN-BASELINE & WATSON AP05-05

Council Action: Discussion and possible motion.

6H. Council to consider and if advisable, adopt Ordinance 48-05 amending the Land Use District Map of the Town on approximately 233 gross acres located south of Baseline Road and north of Beloit Road from Maricopa County Rural-43 and Planned Community to the Planned Residential (PR) Land Use District for the development of Wingate and Wingate East Communities and read by title only. J.P. 7 C.B.GRAY REAL ESTATE HOLDING, L.L.C. AND EVERGREEN-BASELINE & WATSON AP05-15

Council Action: Discussion and possible motion.

6I. PUBLIC HEARING - A Public Hearing will be conducted to hear citizen input on a request from Manjula Vaz of Gammage and Burnham on behalf of KB Homes for a proposed Community Master Plan called Copper Falls. The proposed Community Master Plan consists of approximately 275 acres generally located on the northwest corner of Southern Avenue and Miller Road. COPPER FALLS CMP04-159

Council Action: None.

6J. Council to consider and if advisable, adopt Ordinance 49-05 approving both a Development Agreement and the Community Master Plan for the Development known as Copper Falls, a Master Planned Community by KB Home Phoenix, Inc. and Triyar Management of AZ on approximately 275 acres of land located on the northwest corner of Miller Road and Southern Avenue, authorizing and directing the Mayor to sign the Development Agreement on behalf of the Town and read by title only. Request by Manjula Vaz of Gammage and Burnham on behalf of KB Homes. COPPER FALLS CMP04-159

Council Action: Discussion and possible motion.

6K. PUBLIC HEARING – A public hearing will be conducted to hear citizen input on the request by Rudina Sezairi for a Series 12 liquor license application at the southwest corner of Watson Road and Yuma Road. (Fry’s Marketplace Shopping Center)

Council Action: None.

6L. Council to consider and if advisable, approve or deny the request for a Series 12 Liquor License for Palermo’s Pizza requested by Rudina Sezairi for the southwest corner of Watson Road and Yuma Road.

Council Action: Discussion and possible motion.

6M. Council to consider and if advisable, approve the Guaranteed Maximum Price #2 (GMP #2) for Clear Creek Associates, PLC to provide CM & Risk services for project management and construction services for Well #14, subject to those minor changes necessary to finalize the agreement in an amount not to exceed \$565,540.

Council Action: Discussion and possible motion.

6N. Council to consider and if advisable, approve the request to purchase a Public Works office building, perform related installation and site work, and purchase furniture in an amount not to exceed \$930,000.

Council Action: Discussion and possible motion.

6O. Council to consider and if advisable, approve the request to amend LEA-Architects scope of work to include evaluation of “Downtown” for a future Town Hall complex to be funded from line item 190-50-555 an approximate amount of \$8,900.

Council Action: Discussion and possible motion.

6P. Council to consider and if advisable, authorizing acceptance of a Federal Aviation Administration Grant in the amount of \$200,000 to conduct a Noise Compatibility Plan Study (Part 150) for the airport and its surrounding areas. Total contract with Town and State portion \$210,526.31.

Council Action: Discussion and possible motion.

6Q. Council to consider and if advisable, approve the Authorization of Services with Coffman Associates, Inc. in the amount of \$208,500 for the Airport Noise Compatibility Plan Study.

Council Action: Discussion and possible motion.

6R. Council to consider and if advisable, adopt Ordinance 50-05 amending the Town Code of the Town of Buckeye, Chapter 18, Sections 18-1-2 and 18-1-3, relating to the Airport Advisory Commission of the Town of Buckeye.

Council Action: Discussion and possible motion.

6S. Council to consider and if advisable, approve the Purchase and Sale Agreement between the Town and AMI Enterprises, Inc. for Lots 16 and 17 of Central Buckeye (northwest corner of Monroe and Main Street).

Council Action: Discussion and possible motion.

6T. Council to consider and if advisable, approve site work expenditures for the 112x60 Town Hall building in an amount not to exceed \$309,618.

Council Action: Discussion and possible motion.

6U. Council to consider and if advisable, approve the Type 2 Water Right Sublease Agreement between Warner Street Land Investments, LLC and the Town of Buckeye.

Council Action: Discussion and possible motion.

7. Town Manager's Report – *The Manager may provide a brief summary of current events, however, there can be discussion on the following matters:*

- *Manager's update on Council related matters.*
- *Update on Legislative issues.*

8. Comments from the Mayor and Council – *Mayor and Council may present a brief summary on current events. The Council may not propose, discuss, deliberate, or take any legal action of information presented. Council may direct inquiries of staff.*

9. Adjournment.

Council Action: Motion to adjourn.